

Council Meeting August 23, 2012

STATE OF TEXAS §

COUNTY OF TARRANT §

CITY OF BEDFORD §

The City Council of the City of Bedford, Texas, met in Work Session at 6:00 p.m. at the Law Enforcement Center, 2121 L. Don Dodson, Bedford, Texas, on the 23rd day of August, 2012 with the following members present:

Jim Griffin
Chris Brown
Sherri Olsen
Patricia Nolan
Roy W. Turner

Mayor
Council Members

constituting a quorum.

Councilmember Boyter arrived at 6:18 p.m.
Councilmember Davisson arrived at 6:44 p.m.

Staff present included:

Beverly Griffith
David Miller
Michael Wells
Mirenda McQuagge-Walden
Bill Syblon

City Manager
Deputy City Manager
City Secretary
Managing Director of Community Services
Development Director

Other present included:

Janet Tharp
Rob Raye

Kimley-Horn and Associates
Kimely-Horn and Associates

CALL TO ORDER/GENERAL COMMENTS

Mayor Griffin called the Work Session to order at 6:09 p.m.

WORK SESSION 6:00 p.m.

- **Council strategic planning session to include discussion regarding the Council's visions, goals and related topics.**

Mayor Griffin stated that in regards to the Central Bedford Development Zone, he hopes that the Council can focus on coming to a conclusion on the plan and giving instructions to the staff.

City Manager Beverly Griffith stated that on tonight's agenda, there will be a follow-up on the CBDZ, a review of three possibilities for the Mayor's Challenge and a discussion on signage regulations pertaining to businesses along the freeway.

Central Bedford Development Zone

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Development Director Bill Syblon stated this Work Session will address previous comments and concerns from Council, to include the following:

- What will the layout of housing as compared to commercial distribution be in the CBDZ? Mr. Syblon stated that at the previous meeting regarding the CBDZ, Council was of the consensus for 32 units per acre on average.
- What are the design standards to going to look like? Mr. Syblon stated that Kimley-Horn has some great starter points moving forward on the look, feel and regulations but they are looking for input from Council.
- Will the plan, with 32 units average, maintain the additional \$350,000 in buying power that was discussed?
- What would the cultural aspects look like? – Kimley-Horn has added cultural aspects including the BRAC, Library and Old Bedford School into their presentation.

In regards to the process overview, Mr. Syblon stated currently the process is in the vision plan for Central Bedford, which is the comprehensive plan for the CBDZ. The next step is determining whether it will be zoned like an overlay district or form-based like a separate zoning district. This would give developers an idea of their limits and what is expected of them. From there would come the development plan, which includes platting and permits.

Rob Raye of Kimley-Horn presented a site analysis of three sites within Central Bedford to include an urban neighborhood, a mixed office/commercial site and a retail/restaurant/office site. This last site was based on input from Council and the public that it would be a good starting point for redevelopment.

The urban neighborhood contains a total of 29 acres of property, 60% of which is owned by the City including the Municipal Complex and the old library. Four acres are in the flood plain. The target density is an average of 32 units per acre. The objectives of the site include a mix of housing types, to address underserved housing markets, to attract and retain a mix of population segments, to have a walkable area and to contain a minimum of 50,000 square feet in first floor retail. The possible housing mix includes two-to-three story townhomes (20%), three-to-four story lofts (50%) and three-to-four story condos (30%). The townhomes would average 15 units per acre over five acres for a total of 75 units with an average size of 1,600 square feet. They would make up 30% of the development footprint. The lofts would average 43 units per acre over 12.5 acres for a total of 538 units with an average size of 1,000 square feet. They would make up 35% of the development footprint. The condos would average 25 units per acre over 7.5 acres for a total of 188 units with an average size of 1,600 square feet. They would make up 35% of the development footprint. All together, there would be 800 total units with an average density of 32 units per acre. Regarding cultural additions, Mr. Raye cited the Levitt Pavilion in Arlington as an example, which is less than two acres or 3.3 acres including surrounding streets.

The mixed office/commercial site contains 8.8 acres of property, with no city owned property. The objectives of the site are to retain flexible use; to have first floor retail if possible; and to create a walkable district with pedestrian connections to offices, retail, restaurants and personal services.

The retail/restaurant/office site contains over 33 acres, with 21 acres being developable. This was determined by looking at the current floor space that was not going anywhere. The objectives of the site include to infill development on undeveloped parcels of land, the redevelopment of aging structures, to encourage first floor retail, to make it walkable, to include outdoor seating and for it to be mixed use. There is over 200,000 square feet currently being used and of that, 73,000 could be redeveloped. A market analysis suggests that there is a market demand for an additional 100,000 square feet. The total potential floor area is approximately 400,000 square feet.

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In regards to the urban neighborhood site, Council, staff and Kimley-Horn discussed the following: additional sales tax and buying power; the possibility of retail at that site; differentiating from surrounding communities; the square footage of lofts; design standards; density; discretionary spending and income; the use of flex space; residential demand; and cultural amenities. Council directed staff and Kimley-Horn to determine the amount of money this type of retail would generate.

Mr. Raye presented information on the guiding principles for design standards for the CBDZ. These include creating a distinctive destination; streets and walkability; a mix of land uses; an engaging street wall; parking requirements that encourage development; and authenticity and details. In regards to creating a distinctive destination, these areas typically have the highest density in the city. They include uniqueness, a mix of land uses and the encouragement of social interaction. Great streets and walkability means more than just getting traffic through. It also means slowing down traffic speeds; accommodating walkers, bikers and vehicles; including landscaping and some kind of shading; and making it enjoyable, pretty and recognizable. The mix of land uses means having retail on the ground floor with small offices on the second floor; a mix of housing types with a variety of sizes; flex space; open space and trails; and cultural centers. An engaging street wall means pulling the building up to the front of the street so people do not have to wade through a sea of parking. Parking includes maximizing on-street parking and utilizing shared parking for office, retail and restaurants. Authenticity includes using solid and enduring materials; the use of articulated buildings and windows; and the ability for buildings to be turned over in use.

Council, staff and Kimley-Horn discussed a new municipal complex; streetscapes; how to handle questions from the public regarding costs; the value of construction that would be added; financing options; the potential impact to the Police and Fire Departments; concept plans; development standards; timelines; and when to receive public input. Council was of the consensus to move forward to the next steps on this project including a Stakeholder's Committee meeting.

Mayors Challenge

Ms. Griffith stated that a committee made up of Managing Director of Community Services Mirenda McQuagge-Walden, Police Chief Roger Gibson, Human Resources Director Jill McAdams and Library Manager Maria Redburn has been brainstorming for ideas regarding the Mayors Challenge. The deadline to submit the application is September 14. Ms. McQuagge-Walden stated that purpose of the Challenge is to stimulate innovation. A city has to have a minimum population of 30,000 people to be eligible. The application must be done on-line and only one idea can be submitted. The committee has discussed three ideas and made their selections based on the Challenge's selection criteria and instructions. The application includes questions on the vision for the idea, the City's ability to implement the idea, the potential impact of the idea and whether it can be replicated in other cities.

Ms. McQuagge-Walden described the three ideas. The idea for the CBDZ is weaker from the planning and implementation side than the other two projects and is not unique. The idea for a Repeat Victimization Program is to develop a specialized unit to target repeat victimization issues using a tiered response system. The Police Department was unable to find examples of this idea in other cities and a professor from the University of North Texas that the Department is working with on this program has not heard of such an approach. The Committee feels this idea would qualify from its uniqueness and applicability to other cities. The City already participates in a joint program for victim's assistance and this would be the next logical step. The final idea discussed was the employee health clinic, which has been used to hold the line on health costs. It is used in other communities; however, participating with an independent physician is different. The prize money could be used to leverage the clinic.

Chief Gibson stated that in regards to targeting repeat victimization, 10% of victims account for 42% of victimization; 10% of suspects account for 50% of crimes; and 10% of locations account for 60% of offense locations. Incidents such as domestic violence, emergency mental detentions, neighborhood

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disputes and runaways are time consuming. The idea for the program is to use resources to attack the issue of repeat victimization behind the scenes. There are three vacant positions that would be filled with officers who would be utilized to get these victims out of their situation. The first officer is being moved over next month. Graduate students from UNT would track the success of the program. This program could be used in other communities as they deal with the same issues. The unit will work closely with such agencies such as Mental Health Mental Retardation, Women's Haven, the District Attorney's Office and Victim's Assistance. Repeat victimization would be targeted through a tiered response.

Council and staff discussed a program being done in Hurst; that the agencies mentioned above have been approached; and how the Department would utilize the prize money. Ms. McQuagge-Walden stated that the Committee felt that this was the strongest of the three ideas as it had an in-depth plan, it was easier to answer the application questions and that it had an impressive benefit to the community. The Community Revitalization Program would not qualify as it is not the City's idea.

Council was of the consensus to submit the Repeat Victimization Program for the Mayors Challenge. Staff will present what was submitted at the Council meeting on September 11.

Sign Ordinance

Development Director Bill Syblon stated that the Sign Ordinance currently allows "still open" banner signs and vertical banners that are limited in height. With the closure of the Central Drive exit to westbound traffic and the bank that has been put in, the City has received input from Pappadeaux's and Cheddar's stating they are having difficulty directing people to the restaurants and letting them know they are still open. The suggestion was to allow "still open" signs on the pole signs; however, this is not allowed under the current ordinance. Mr. Syblon stated that the signs would have to be sturdy. The thought was not to make it exclusive to this area though language could be added to make it exclusive to the corridor.

Council was of the agreement for staff to move forward on bringing an amendment to the Sign Ordinance at their meeting on September 11.

There was discussion on signage on southbound SH 121 regarding the Central Drive exit being closed and the possibility of expanding the access road to two lanes.

Mayor Griffin adjourned the meeting at 8:38 p.m.

Jim Griffin, Mayor

ATTEST:

Michael Wells, City Secretary